



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### NOTICE OF PUBLIC HEARING

The **BEACON HILL ARCHITECTURAL COMMISSION** will hold a public hearing:

**DATE:** Thursday, 21 July 2016  
**TIME:** 4:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> Floor)

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 616 of the Acts of 1955, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

*After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

#### I. EXECUTIVE SESSION

**4:00 PM** LITIGATION MATTERS

#### II. DESIGN REVIEW HEARING

**4:30 PM**

16.1708 BH

47 Pinckney Street

Applicant: Brigid Williams, Hickox Williams Architects (Applicant)

Proposed Work: Paint garage door and surround black.

**4:45 PM**

16.1419 BH

**Previously withdrawn from 5/2016 & 6/2016**

22 Beacon Street

Applicant: Patrick Stones, P. Stones Contracting, Inc. (Applicant)

Proposed Work: Replace the windows and grilles within the bulkhead fronting Beacon Street with black painted wood paneling to match the existing bulkhead at the adjacent shopfront within the same building.

**5:00 PM**

16.1440 BH

72 Beacon Street

Applicant: Christopher Miller, Miller Custom Craftsmen (Applicant)

Proposed Work: Replace six historic six-over-six, true-divided-lite, double-hung wood windows with six-over-six, simulated-divided-lite, double-hung wood windows with a gray painted finish; repair and repaint the wood frieze and louvered wood shutters gray; restore the transom windows; and clean the façade.

**5:15 PM**

17.011 BH

55 Mount Vernon Street

Applicant: Victoria Kay, Nichols House Museum (Applicant)

Proposed Work: Restore the wood portico, and replace the wood subplinths at each column with granite.

**5:30 PM**

17.012 BH

89 Mount Vernon Street

Applicant: Peter White, Zen Associates, Inc. (Applicant)

Proposed Work: Modify the riser height on the brick and granite steps; repave the asphalt driveway; reset the cobblestone paving; and clean, repoint and reset loose blocks at the granite retaining wall.

**5:45 PM**

16.1251 BH

19 Myrtle Street

Applicant: Edward Pare, Brown Rudnick (Applicant)

Proposed Work: Replace two antennas and reinstall one antenna all on low-profile mounts, install two remote radio heads, and replace the GPS antenna and a surge arrester on the rooftop bulkhead finished to match the standing seam cladding; and replace one equipment cabinet.

**6:00 PM**

16.1709 BH

19 Myrtle Street

Applicant: Ricardo Sousa, Prince Lobel Tye LLP (Applicant)

Proposed Work: Install six antennas and supporting equipment on the rooftop bulkheads finished to match the standing seam cladding.

**6:15 PM**

16.1698 BH

85 Phillips Street

Applicant: Doug Okun, Douglas Okun & Associates, Inc. (Architect)

Proposed Work: Construct a roof deck.

**6:30 PM**

16.1773 BH

Champney Place

Applicant: Shane Sebastian, Abutters of Champney Place (Applicant)

Proposed Work: Install a wrought iron gate at the entrance to Champney Place.

**6:45 PM**

17.019 BH

Beaver Place

Applicant: Lynne Giesecke, Studio 2112 Landscape Architecture, Inc. (Applicant)

Proposed Work: Replace asphalt paving and repaint a portion of Beaver Place; and install brick pavers with a granite border walkway flush with the street in front of the buildings to align with the adjacent walkways.

**7:00 PM**

17.018 BH

8 Park Street

Applicant: Paul Alan Rufo, Union Club of Boston (Applicant)

Proposed Work: Remove the painted brownstone recessed six-tread stoop and install a seven-tread granite stoop.

**7:00 PM**

16.1597 BH

94 Pinckney Street

Applicant: Shane Losi, Choo & Company, Inc. (Architect)

Proposed Work: Modify window openings on the River Street façade; remove the wood fence and construct a masonry garden wall with a gate at the rear yard along River Street; remove the asphalt paving and install brick pavers; remove the fire escape from the rear façade; install louvered wood shutters with a black painted finish and new shutter dogs; remove all of the storm windows; replace all of the two-over-two and one-over-one, double-hung wood windows with a gray painted finish on the front, side and rear façades; install removeable flower boxes on the parlor floor window sills; restore and repaint the wood bay at the rear gray, and the front doors and entryway trim black; remove all of the exposed utilities and wires; remove the paint from the masonry façade.

**III. ADMINISTRATIVE REVIEW/APPROVAL:** In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED** for the applications listed below. The electronic building-permit application as annotated by commission staff will constitute your Certificate of

Appropriateness; this will be valid for two years from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact Lissa Schwab at 617.635.3850 or [lissa.schwab@boston.gov](mailto:lissa.schwab@boston.gov). Thank you.

- 16.1768 BH 37 Beacon Street, Apt. 33: Replace five eight-over-eight, double-hung wood windows with an off-white painted finish at the third floor.
- 16.1596 BH 49 Beacon Street: Repoint; resurface sandstone using a tinted cementitious stucco.
- 16.1588 BH 49 Beacon Street, Apt. 10: Remove fifteen storm windows; and replace fifteen non-historic windows at with fifth floor on the front, side and rear façades with one-over-one, double-hung wood windows with a black painted finish.
- 17.007 BH 80 Beacon Street: Repair and repaint black the iron work on the front façade; re-stain the paired entry doors; and repaint the portico to match existing.
- 16.1755 BH 141 Cambridge Street: Dismantle, underpin and rebuild a portion of the stone retaining wall to match existing along the northwest property line; and remove a tree in the side yard.
- 16.1601 BH 70 Chestnut Street: Removing all of the storm windows and installing two three-over-three, three arch-headed four-over-four, four square-headed four-over-four, two six-over-six, and one nine-over-nine double-hung wood windows with a black painted finish.
- 16.1623 BH 22 Joy Street: Replace the copper gutters and leaders in-kind, and the non-visible roof shingles.
- 16.1624 BH 22 Joy Street: Repoint, resurface brownstone lintels and sills using a tinted cementitious stucco, and re-caulk the windows on the rear façade.
- 16.1622 BH 25 Lime Street: Repoint the secondary façade.
- 16.1598 BH 85 Mount Vernon Street: Repoint; replace slate shingles, copper gutters and leaders, and roofing membrane system on the flat rear roof in-kind; install a snow melt trace system on the main roof; repair and repaint the wood porch on the west façade and the rooftop wood balustrade and cupola light beige; repair and repaint the shutters dark green; reglaze and repaint all window sashes light beige and the trim beige; and repaint all metal work black.
- 16.1706 BH 105 Mount Vernon Street: Replace slate shingles and copper gutters and leaders in-kind; and repoint.
- 16.1586 BH 63 Myrtle Street, Apt 2: Replace fourteen non-historic windows at the second and third floors on the Myrtle Street, Garden Street and Revere Street façades with one-over-one, double-hung wood windows with a black painted finish.
- 16.1619 BH 81 Myrtle Street: Replace roofing membrane seams, copper flashing, gutters and leaders in-kind.
- 16.1750 BH 132 Myrtle Street, Apt 3: Reglaze and repaint four six-over-six, double-hung wood windows with a black painted finish at the third floor.
- 17.013 BH 8 Park Street: Replace three six-over-nine at the second floor and one eight-over-eight, one single-lite fanlight, and four six-over-six, double-hung wood sashes on the top floor at the front façade; replace one six-over-six, double-hung wood sashes at the top floor on the secondary alley façade; and nine one-over-one, double-hung sashes at the second, third and fourth floors on the rear façade, all with a black painted finish.
- 17.006 BH 55 Phillips Street: Repoint; remove paint and resurface stone sills and lintels using a tinted cementitious stucco.
- 17.014 BH 65 Pinckney Street: Install a removable wood planter box with a black painted finish at the first floor window sill.
- 16.1707 BH 72 Pinckney Street, Apt. 3: Reglaze, weatherstrip and repaint black the two one-over-one and one two-over-two, double-hung wood sashes at the third floor; and replace the three black one-over-one storm windows in-kind.
- 17.017 BH 93 Pinckney Street: Repoint; resurface brownstone lintels and sills using a tinted cementitious patching mortar; repair copper flashing in-kind; re-caulk the perimeter of the windows and repaint the windows and iron balcony black.
- 17.016 BH 101 Pinckney Street: Reglaze, replace deteriorated wood in-kind and repaint black the windows and shutters on both the front and rear façades.
- 17.020 BH 87 Revere Street: Remove the paint from the granite base and brownstone lintels and sills; refinish the paired entry doors with a dark stained finish; repaint the side paneling at the entryway white; replace the deteriorated portions of the wood bay and repaint black; repaint all windows black; remove the carpet from the recessed stoop;
- 16.1608 BH 49 River Street: Paint two storefront doors light beige; and install white vinyl cling lettering "ZenaRose" and a logo on the display window.
- 16.1751 BH 7 Smith Court: Replace five six-over-six and two horizontal two-over-two, double-hung wood windows with a black painted finish.

- 16.1752 BH 48 Temple Street: Replace one historic and thirteen non-historic windows on the front, side and rear façades with two-over-two, double-hung wood windows with a dark green painted finish.
- 16.1587 BH 12 Walnut Street, Apt. 3: Remove five storm windows; and remove and replace three six-over-six and two four-over-four, double-hung wood windows with an off-white painted finish all at the third floor.
- 17.008 BH 7 West Cedar Street: Resurface the brownstone lintels and sills using a tinted cementitious stucco; replace two eight-lite hopper, twenty-eight six-over-six and two three-over-three, double-hung wood windows with a dark gray painted finish; replace deteriorated and missing louvered wood shutters with a dark gray painted finish; replace the window boxes with new removable window boxes at the first floor; repaint the entry door dark gray and the trim off-white; replace the non-historic glazing in the sidelights at the entryway with clear glazing; repaint the ironwork dark gray; and replace slate shingles, copper gutters and leaders in-kind.

#### IV. ADVISORY REVIEW:

**7:45 PM**     33-61 Temple Street

Applicant: JDMD Owner, LLC (Owner), The Architectural Team (Architect)

Proposed Work: Modify the north, east and west façades; create a passageway between Temple Street and Ridgeway Lane; and construct a rooftop addition with a roof deck.

**PROJECTED ADJOURNMENT:** 9:00 PM

**DATE POSTED:** 11 July 2016

BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce (Vice-Chair), Kenneth Taylor (Chair), P.T. Vineburgh, Vacancy  
Alternates: Thomas Hopkins, Susan Knack-Brown, Mary Fichtner, Danielle Santos, Vacancy

cc: Mayor  
City Council  
Law Department  
Abutters

City Clerk  
Neighborhood Services  
Inspectional Services  
Beacon Hill Civic Association

Commissioners  
*The Boston Guardian*  
*Beacon Hill Times*